

CITY OF HAYWARD
AGENDA REPORT

AGENDA DATE 07/26/05

AGENDA ITEM 4

WORK SESSION ITEM _____

TO: Mayor and City Council

FROM: Director of Community and Economic Development

SUBJECT: Final Map Tract 7347 – Dharam Salwan (Applicant), Rajneesch and Shanima Salwan (Owners) - Approval of Final Map and Authorize the City Manager to Execute a Subdivision Agreement

RECOMMENDATION:

It is recommended that the City Council adopt the attached resolution pertaining to Final Map Tract 7347.

DISCUSSION:

The final tract map is for 7 townhomes located at 1127 and 1137 C Street, between First and Second Streets. The tentative map and project were approved by the Planning Commission in February 2003. The final map has 8 parcels, one for each unit, and one for the common area, which includes the driveway and landscaped areas.

The final map was reviewed by the City Engineer and was found to be in substantial compliance with the tentative map and in conformance with the Subdivision Map Act and provisions of local ordinances. The developer is responsible for construction of all tract improvements and has submitted subdivision improvement plans and has posted securities for faithful performance of the improvements in the amount of \$20,405.00 and an equal amount for labor and materials.

Prepared by:

A handwritten signature in cursive script, appearing to read "Andrew S. Gaber", written over a horizontal line.

Andrew S. Gaber, Development Review Engineer

Recommended by:

A handwritten signature in cursive script, appearing to read "Sylvia Ehrental", written over a horizontal line.

Sylvia Ehrental
Director of Community and Economic Development

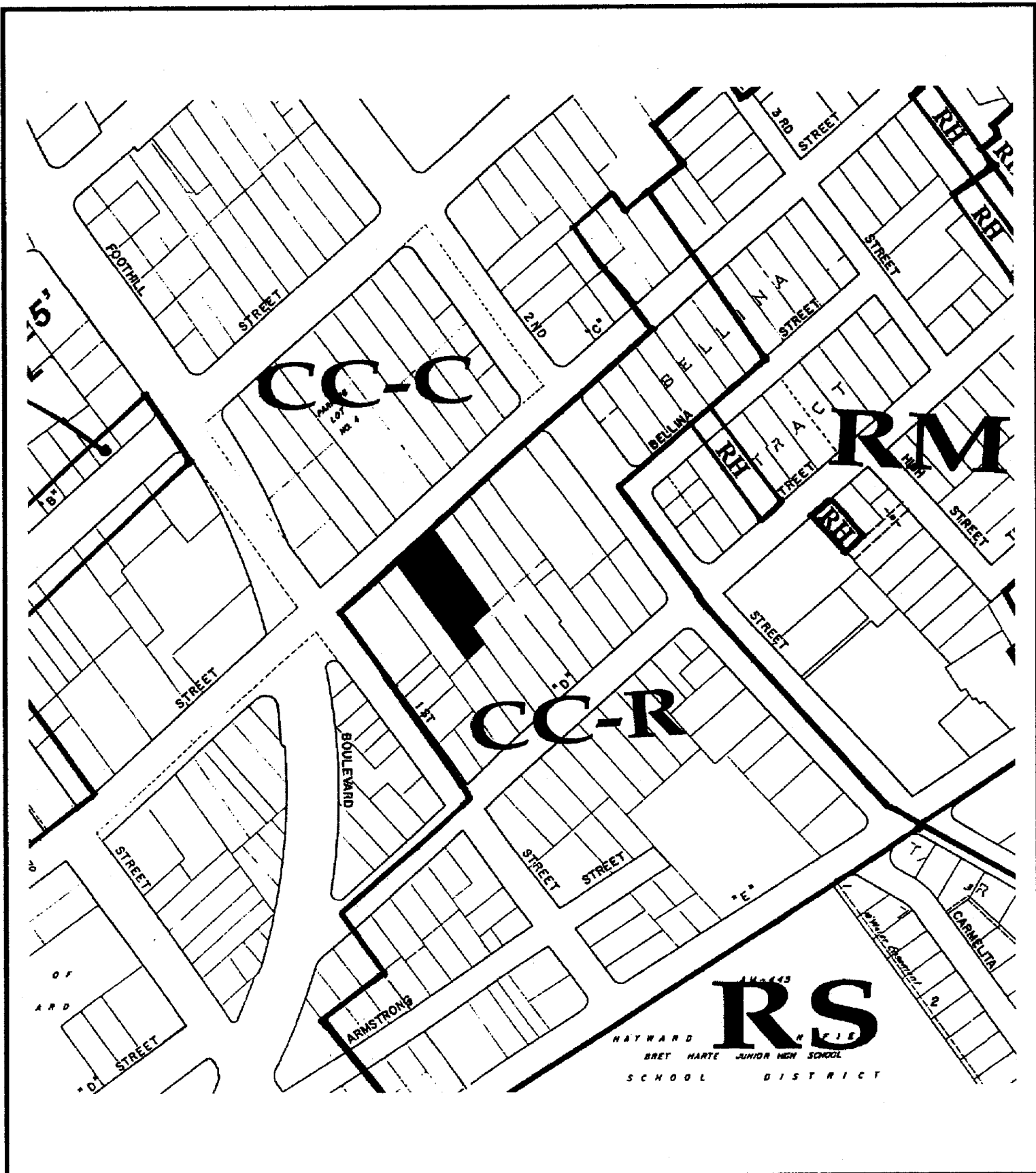
Approved by:

P. H. Carter / for

Jesús Armas, City Manager

Attachments: Exhibit A: Area Map
Draft Resolution

7/14/05



AREA MAP - TRACT 7347

HAYWARD CITY COUNCIL

RESOLUTION NO. 05-

Introduced by Council Member

RESOLUTION APPROVING THE FINAL MAP FOR
TRACT 7347 AND AUTHORIZING THE CITY MANAGER TO
EXECUTE A SUBDIVISION AGREEMENT AND OTHER
NECESSARY DOCUMENTS

WHEREAS, there has been presented to the City Council of the City of Hayward, Final Map Tract 7347, the final map for 7 townhomes located at 1127 and 1137 C Street between First and Second Streets; and

WHEREAS, the City Engineer has reviewed the final map and has found it to be in compliance with the tentative map and in conformance with the Subdivisions Map Act provisions of local ordinances.

NOW THEREFORE BE IT RESOLVED, that the City Council of the City of Hayward does hereby find that Final Map Tract 7347 is in substantial conformance with the Tentative Map, and does hereby approve Final Map Tract 7347.

BE IT FURTHER RESOLVED that the City Manager is hereby authorized for and on behalf of the City of Hayward to negotiate and execute a subdivision agreement in a form approved by the City Attorney, and to execute any and all documents necessary to complete the transfer of those portions of Tract 7347 property which will be dedicated to or acquired by the City.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2005

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:

MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST:

_____ City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward